

**Facilities Standards Manual Amendment Addendum**  
**September 24, 2007**  
**Page 1 of 4**

Amendments to the July 16, 2007, Planning Commission Public Hearing draft Facilities Standards Manual discussed during the September 24, 2007 Worksession:

*(FSM 4.200.A.2.e, page 4-2):*

e. Shoulder and ditch section roadways are encouraged and may be provided as a low-impact design measure, as defined in Chapter 5 of this manual. Curb and gutter roadway sections shall be provided for developments within the Route 28 Taxing District and within the following zoning districts: PD (excluding PD-RV and PD-CV), R and CLI. The low-impact drainage design within residential developments shall also meet the swale and open channel specifications, as set forth in Chapter 5. Sidewalks or shared-use trails shall be provided in conjunction with shoulder and ditch roadway sections in developments in the Suburban Policy Area, the Transition Policy Area, the Joint Land Management Area, and in Rural Villages.

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*(FSM 4.200.A.2.h, page 4-3):*

h. The transportation system proposed for subdivision or other development shall safely accommodate non-motorized users. Design shall address both internal circulation as well as connections to existing and planned contiguous roads and bike and pedestrian facilities. In the absence of existing and planned contiguous bike and pedestrian facilities, reservations are encouraged to the most logical access points for adjacent parcels.

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*(FSM 4.330.D.1.d, page 4-16):*

~~"d. Private lanes as permitted by the ZO" (deleted)~~

d. Alleys as permitted in the ZO.

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*(FSM 4.400.A.3, page 4-20):*

3. Gravel, grasscrete, reinforced grass or gravel systems, or other suitable materials may be used for access and parking areas for agricultural and rural economy uses. Elsewhere, such materials...*(no change from this point)*

*(FSM 5.220.D, page 5-10):*

D ...for a given lot. The footprint should accommodate the potential models without impact to the proposed drainage design and patterns. Overlot grading plans are subject to the following:

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*(FSM 5.220.D.4.j, page 5-11):*

j. Lot lines; with the corners highlighted by circling the corner.

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*(FSM 5.220.H, page 5-12):*

#### H. Pipe Materials

1. All pipe used for the construction of drainage systems and/or stormwater management facilities shall be concrete or High Density Polyethylene (HDPE), as specified below. HDPE pipe is permitted in any particular application if VDOT approves its use, design and specifications during their review of the CPAP or Site Plan. Alternate materials can be utilized where specifically permitted below or in accordance with waivers granted by the Director of Building and Development.
    - a. All concrete pipe shall be a minimum Class III. All HDPE pipe shall meet the most recently published VDOT specifications. Alternate materials, where permitted, shall also meet the current VDOT requirements.
    - b. Metal and/or other plastic pipe may be designated for use on-site where the facility is not located within an easement. All construction and use of these materials must be accomplished in accordance with manufacturer's recommendations.
    - c. HDPE pipe shall not be permitted in pond embankments.
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**Facilities Standards Manual Amendment Addendum**  
**September 24, 2007**  
**Page 3 of 4**

*(FSM 5.320.D.7.a, page 5-23):*

- a. All development shall provide a minimum 300-foot separation from the **existing or planned** shoreline of the impoundment area of any public drinking water...

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*(Chapter 7, Table 8, p.7-25):*

*correct misspellings of:*

Ginkgo biloba  
Carpinus caroliniana  
Prunus cerasifera  
Prunus x incam  
Stewartia ovata  
Magnolia acuminata  
Bigleaf magnolia (Magnolia macrophylla)  
Carya illinoensis  
Carya ovata  
Platanus x acerifolia  
Quercus palustris  
Ilex x attenuate  
Ilex x "Nellie R. Stevens"  
Dark green American arborvitae (Thuja occidentalis)  
Chamaecyparis obtusa  
X Cupressocyparis leylandii  
Picea pungens  
Pinus parviflora  
Pinus thunbergii  
Taxus cuspidata

**Facilities Standards Manual Amendment Addendum**  
**September 24, 2007**  
**Page 4 of 4**

Amendments to the July 16, 2007, Planning Commission Public Hearing draft Facilities Standards Manual proposed by staff following the September 24, 2007 Worksession:

*(FSM 5.220.B.15.b.1 and FSM 5.220.B.15.b.2, page 5-8):*

b. The maximum stormwater discharge to level spreaders for the 10-year design storm must be limited to the following:

1. Simple Level Spreader – 20 **15 cfs**
2. Level Spreader with Plunge Pool – 50 **35 cfs**